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TUSCANY VILLAGE NORTHSHORE - UNIT 2

(A COMMON INTEREST OWNERSHIP COMMUNITY)
 BEING A PORTION OF LOT 1 OF NORTHSHORE - PHASE II (PLAT: BOOK 63, PAGE 62) LOCATED IN
 THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
 M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF TUSCANY VILLAGE NORTHSHORE - UNIT 2 AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COMMUNITY CABLE T.V., INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A PERMANENT EASEMENT AS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.); (ii) A THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (iii) A FIVE-FOOT WIDE EASEMENT ON ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS; AND (iv) A TWO-FOOT WIDE EASEMENT AROUND EACH ABOVE GROUND TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PAD WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS AND FIRE HYDRANTS AND UNDERGROUND POWER, TELEPHONE, GAS WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS ABUT PRIVATE STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY, A NEVADA LIMITED LIABILITY COMPANY, BY:

George K. Connor
 GEORGE K. CONNOR

9/25/95
 DATE

ACKNOWLEDGEMENT

STATE OF NEVADA }
 COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/25/95
 1995, BY George K. Connor AS MANAGER OF CHEYENNE INVESTMENTS
 LIMITED LIABILITY COMPANY, A NEVADA LIMITED LIABILITY COMPANY.

Dennis Anderson
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES 12-1-92

CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

Terese Parker 9-8-95
 COMMUNITY CABLE T.V., INC. - TERESA PARKER DATE

Rae H. Heller 9-8-95
 NEVADA POWER COMPANY - RAE H. HELLER DATE

Jane F. Stokes 9-8-95
 SPRINT CENTRAL TELEPHONE - NEVADA - JANE F. STOKES DATE

Clark G. McCarrell, Jr. 9/1/95
 SOUTHWEST GAS CORPORATION - CLARK G. MCCARRELL, JR. DATE

Gregory P. Kadweis 9-8-95
 LAS VEGAS VALLEY WATER DISTRICT - GREGORY P. KADWEIS DATE

Dennis Anderson 3-1-96
 CITY OF LAS VEGAS - DENNIS ANDERSON DATE

CERTIFICATE OF CITY SURVEYOR

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF TUSCANY VILLAGE NORTHSHORE - UNIT 2, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, MONUMENTS HAVE NOT BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE February 11, 1997.

Rita M. Lumos
 RITA M. LUMOS
 CITY OF LAS VEGAS SURVEYOR
 NEVADA CERTIFICATE NO. 5094

9/6/97

**LEGAL DESCRIPTION**

TUSCANY VILLAGE NORTHSHORE - UNIT 2

BEING A PORTION OF LOT 1 OF THAT CERTAIN PLAT OF NORTHSHORE - PHASE II, ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 63 OF PLATS, AT PAGE 62, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF NORTHSHORE - PHASE II, ALSO BEING THE INTERSECTION OF SAID LOT 1 AND COMMON AREA LOT A-2 AS SHOWN ON THAT CERTAIN PLAT OF NORTHSHORE PHASE - I ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 61 OF PLATS, PAGE 99, SAID INTERSECTION BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 600.10 FEET, A RADIAL LINE TO SAID BEGINNING BEARS S. 22° 08' 54" W.; THENCE NORTHWESTERLY, 699.65 FEET DEPARTING SAID COMMON AREA LOT A-2, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 48' 02"; THENCE N. 01° 03' 04" W., ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, 199.02 FEET; THENCE N. 01° 02' 25" W., CONTINUING ALONG SAID WESTERLY BOUNDARY, 751.79 FEET TO THE INTERSECTION OF SAID LOT 1 AND THE SOUTHERLY BOUNDARY OF TUSCANY VILLAGE NORTHSHORE - UNIT 1 AS RECORDED IN BOOK 62 OF PLATS, PAGE 04; THENCE S. 89° 33' 28" E., DEPARTING SAID WESTERLY BOUNDARY OF LOT 1 AND ALONG THE SOUTHERLY BOUNDARY OF SAID TUSCANY VILLAGE NORTHSHORE - UNIT 1, 259.71 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TUSCANY VILLAGE NORTHSHORE - UNIT 1, THROUGH THE FOLLOWING EIGHT (8) COURSES: (1) S. 00° 59' 33" E., 847.55 FEET; (2) S. 89° 00' 27" W., 1.10 FEET; (3) S. 01° 03' 04" E., 215.01 FEET; (4) S. 18° 44' 50" E., 187.97 FEET; (5) S. 39° 19' 13" E., 28.55 FEET; (6) S. 55° 40' 05" W., 39.99 FEET; (7) S. 37° 23' 19" E., 137.14 FEET; (8) S. 49° 33' 54" E., ALONG A RADIAL LINE, 147.60 FEET TO THE NORTHERLY BOUNDARY OF SAID COMMON AREA LOT A-2, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHWESTERLY, 239.37 FEET DEPARTING THE BOUNDARY OF SAID TUSCANY VILLAGE NORTHSHORE - UNIT 1, ALONG THE NORTHERLY BOUNDARY OF SAID COMMON AREA LOT A-2 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 17' 12" TO THE POINT OF BEGINNING.

CONTAINING 9.152 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

S. 88° 04' 54" E., BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY THAT CERTAIN MAP OF NORTHSHORE - PHASE II ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 63 OF PLATS, AT PAGE 62.

SURVEY ANALYSIS

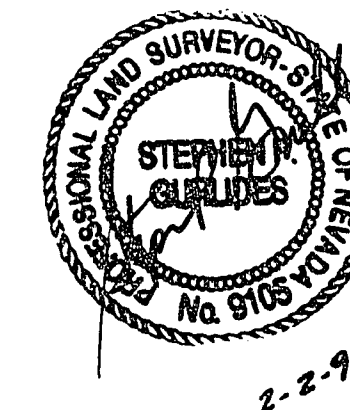
SEE SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

I, STEPHEN P. GURLIDES, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SW 1/4 OF SEC. 9, T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 12/13/94.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY February 11, 1997 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF MONUMENTS.

Stephen P. Gurlides
 STEPHEN P. GURLIDES P.L.S.
 NEVADA CERTIFICATE NO. 9105

**DIVISION OF WATER RESOURCES CERTIFICATE**

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

George W. Quinn
 DIVISION OF WATER RESOURCES - George W. Quinn

2/13/96
 DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Clare A. Schmutz 9-13-96
 DISTRICT BOARD OF HEALTH - Clare A. Schmutz DATE

CERTIFICATE OF PLANNING COMMISSION/DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA, ON THE 13th DAY OF JULY, 1995.

Donna H. Kristaponis 3/3/96
 DONNA H. KRISTAPONIS
 DIRECTOR OF PLANNING AND DEVELOPMENT AND SECRETARY OF
 THE PLANNING COMMISSION
 CITY OF LAS VEGAS

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS'S CUMULATIVE MAP INDEX. NRS 278.5695

W.O. 4745-2
 SHEET 1 OF 4
 VCL

FM-87-95	
NO. 01058	
FILED AT THE REQUEST OF:	
VTN Nevada	
DATED <u>3-7-96</u> AT <u>13:57</u> M	
BOOK <u>72</u> PAGE <u>54</u>	
OF PLATS	
OFFICIAL RECORDS BOOK, NO. <u>960307</u>	
CLARK COUNTY, NEVADA RECORDS	
JUDITH A. VANDEVER, RECORDER	
FEE \$ <u>58.45</u> DEPUTY <u>TL</u>	

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